

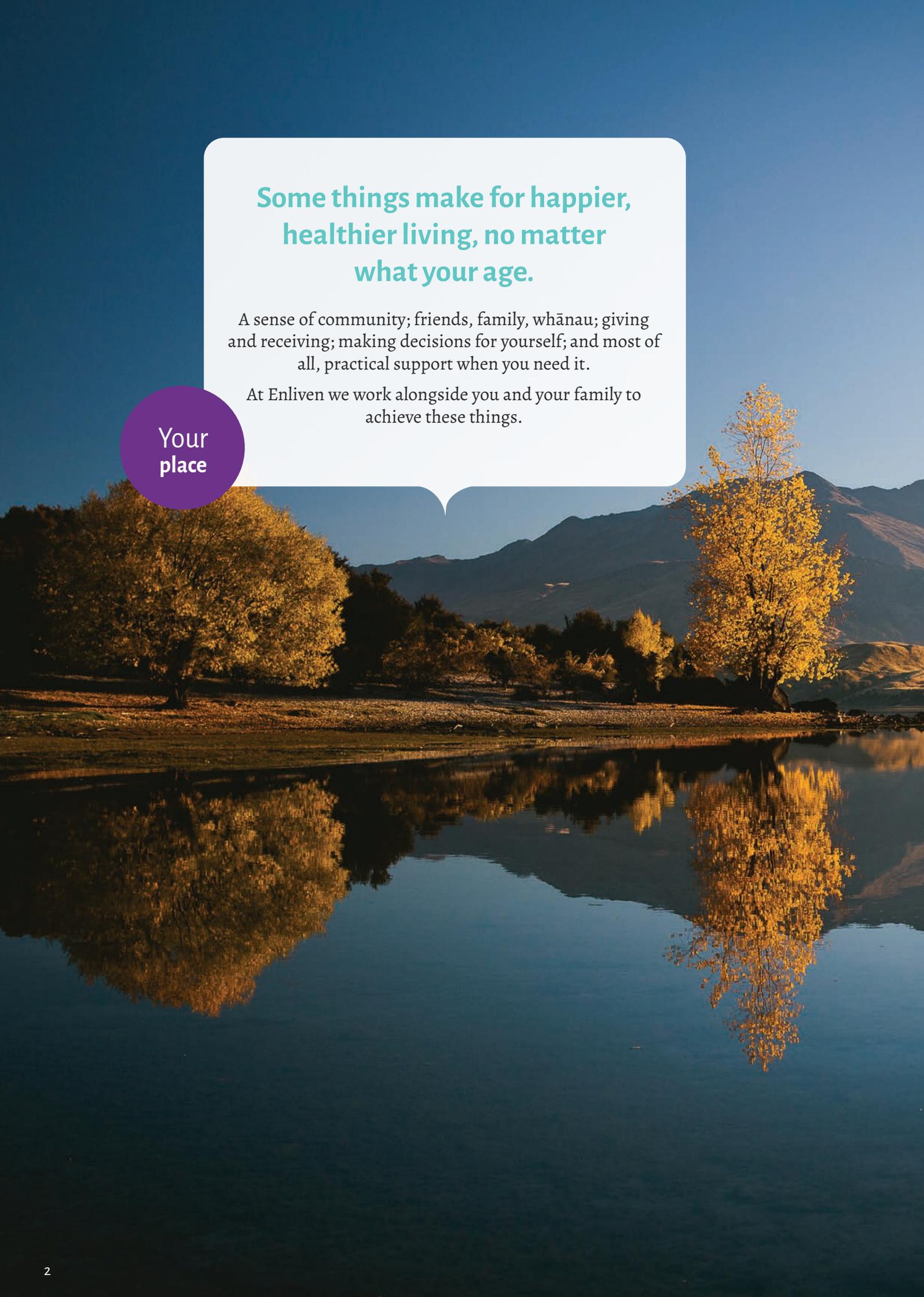
# A CLIMATE TO THRIVE



Wanaka Retirement Village

Retirement living Wanaka

*enliven*  
PRESBYTERIAN SUPPORT OTAGO



**Some things make for happier,  
healthier living, no matter  
what your age.**

A sense of community; friends, family, whānau; giving and receiving; making decisions for yourself; and most of all, practical support when you need it.

At Enliven we work alongside you and your family to achieve these things.

Your  
place

## Just a short walk from the shores of Lake Wanaka, you'll find a friendly village that offers the perfect climate for your retirement.

Here, breathtaking natural beauty is all around you. Four distinct seasons create an ever-changing landscape, with brilliant colours glowing beneath one of New Zealand's sunniest skies.

The boutique Wanaka Retirement Village offers a mix of modern apartments and villas that have been designed to help you make the most of this inspiring location.

You're free to live the way you want to live and focus on the things that are most important to you. At the same time, there's a vibrant, supportive community and the reassurance that comes from knowing care services at Elmslie House are there if you need them.

It's hard to imagine a better place to enjoy the type of retirement lifestyle you deserve.



Your  
space



Living in an  
Enliven  
community

### Close to everything you need

As well as being handy to the stunning lake and foreshore parks, Wanaka Retirement Village is just a short, flat walk to Wanaka's town centre.

Whether you need to buy some groceries or you want to do a little bit of window-shopping there's a wide range of shops to choose from. You'll also find many fine cafés and restaurants, along with banking and professional services.

Your healthcare needs are also well catered for, with excellent medical and allied health services available.

Wanaka itself is a growing and vibrant town that prides itself on being a 'Lifestyle Reserve'. Combining spectacular scenery with a genuine sense of community, it is in many ways the quintessential Kiwi destination.

## A true village feel

One of the best things about Wanaka Retirement Village is the small, friendly community. Being a boutique village, it's easy to find your own balance between independence and companionship.

The Pembroke Lounge is the hub of the village. Villagers meet there for a wide range of activities - quizzes, movies, games, morning teas - or while away some time over a jigsaw or library book. Tea and coffee are always on hand and the lounge is available to Villagers for large family gatherings. A weekly trip to the shops is provided and van outings organised.

## More time for you

Forget about mowing the lawn, or worrying about maintenance problems. This is done for you, even when you're away on holiday. Use that time on activities you really enjoy.

Hairdressing, podiatry, fishmonger and supermarket visits as well as personal and domestic care services from outside providers are easily accessed. We can provide meals on a user-pays basis.



## Help is at hand

Wanaka Retirement Village is right next door to the Elmslie House care home. Both the village and Elmslie House are owned and operated by Enliven, a division of Presbyterian Support Otago, which has been providing quality care for older people for over 100 years.

If you ever need support with day-to-day living, it's very comforting to know you can move next door to Elmslie House (subject to availability) and receive excellent care among familiar faces and surroundings. This can be particularly beneficial if one of a couple needs a higher level of care than the other.





## Villas and apartments

If home is where the heart is, there's plenty to love about the villas and apartments at Wanaka Retirement Village. They are designed and built to offer superior comfort and style.

Attention to detail, including good quality, long-lasting finishes and high-spec heat pumps, results in homes that are fashionable, practical and easy to look after. It's 'Wanaka quality' through and through!

Each home has been designed to cater for Wanaka's hot summers and cold winters. Double-glazing, high performance insulation, quality window treatments and efficient air conditioners add up to great comfort all year round.

*It's freed up a lot of time that I used to spend on home maintenance, not to mention the worry that went with it*

### Villa and apartment features at a glance

- Panel heaters and heat pumps for year-round comfort
- Bathroom with heated tile floor, heated towel rail and fan heater, plus flush-floor tiled shower with frameless glass
- Energy-efficient kitchen and laundry appliances
- Clever storage systems, including 'soft close' drawers and a wardrobe organiser for easy use
- Safety features including an emergency response system (except for the three cottages)



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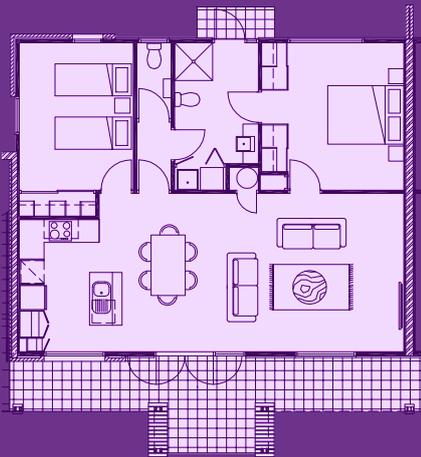
### Living in an apartment

With stylish finishes and modern features, the apartments at Wanaka Retirement Village have the feel of a holiday resort. You can choose between one and two-bedroom options.

One of the first things you'll notice is the bright, spacious open plan kitchen/living room, appliances and plenty of storage space.

Just like the villas, the apartments are designed to keep you cosy all year round without excessive energy costs. There's also a car park provided and a lift between the two levels enables easy access to the whole complex.

The Pembroke Courtyard is between the two Apartment Blocks and is the perfect spot to relax in the sun or entertain guests.



*A typical 2 bedroom apartment*

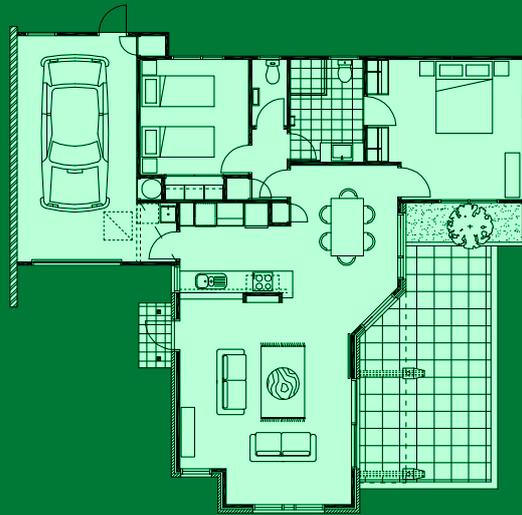
*Not too big and not too small – it's just right for me.*

## Living in a villa

Each of the 14 villas has been designed to capture Wanaka's sun yet protect you from its harsh winters, making them a joy to live in. Constructed from Oamaru stone with extensive use of cedar, they combine reassuring solidity and charm.

There are two floor-plans to choose from, both with two bedrooms, two toilets, a luxury bathroom and an attached garage with internal access. There's also a paved outdoor area with timber screens and clever landscaping to add shelter and privacy.

To enhance the feeling of light and space, the ceilings in the living room and bedrooms follow the steeply raked roofline.



*A typical 2 bedroom villa*



## Frequently asked questions

It's natural to have questions when you're contemplating a change like moving home. Below are answers to some of the more common questions we're asked – if you want to know more, please call us or visit our website.

### How old must I be to live in Wanaka Retirement Village?

One of the occupants must be 65 years or over.

### What extra services are available?

Meals on wheels can be organised through the Village Office for a very reasonable charge. Not available on weekends. You will need to organise all other services privately.

### Who manages the village?

An experienced Village Manager lives on site thereby providing a good level of security for residents. She runs the varied activity programme and manages the sale of apartments and villas.

### Will my independence and privacy be respected?

Absolutely! You are free to do whatever you please, and the village has been designed to provide you with as much privacy as possible. It's completely up to you how much you interact with the other residents.

### What happens if I want to go on holiday?

All we ask is that you let the Manager know.

### What happens if I need urgent assistance?

An emergency call service is monitored 24 hours a day, seven days a week (not available for the cottages).

### Can I move into Elmslie House if my health deteriorates?

Yes, subject to accommodation being available and you meeting the Southern District Health Board Needs Assessment Service's requirements.

### Can I bring my pet with me?

Because we recognise the important role they can play in your life, we are open to you bringing a pet with you. We look at each request on a case-by-case basis; however the apartment block is not suitable for cats and dogs. If your pet disturbs

others or cause damage to your home or the village, it will not be allowed to stay.

### Can I have family and friends to stay?

Yes, this is your home. Your family and friends are very welcome to stay with you for periods of up to three weeks at any one time.

### Can I change the decor in my home?

Everyone likes their home to reflect their personality; however, you should talk with the Manager first and accept that when you vacate your home you may be required to re-instate the home to its original state.

### Do I own the villa or apartment?

When you 'buy' a home in our retirement village, you are actually buying an Occupation Right Agreement (ORA). This gives you the right to occupy your home for your lifetime or for as long as you choose, but the title to the land and buildings remains with the village owner.

The ORA includes all the terms and conditions of the occupancy of your home in Wanaka Retirement Village. A copy of the ORA is available from our website.

### What if I change my mind once I've signed the agreement?

There is a 15-day 'cooling off' period from the time you sign the ORA. This means you can cancel the agreement without penalty or the need to give a reason, so long as you do so within 15 working days of signing it. The deposit you paid will then be returned to you with interest. Note, however, that your solicitor may still charge you a fee for the services they provided.

### What is the Village Fee?

The Village Fee is your contribution towards, but not limited to, the provision of general management and maintenance, rates, insurance and the cost





of routine services provided by the Statutory Supervisor.

This fee, charged monthly in advance, is reviewed annually.

It continues if you have moved out but the new ORA hasn't yet been sold; reducing to 50% after six months.

### Who pays the insurance and rates?

Wanaka Retirement Village pays for your apartment or villa insurances and rates. The cost of these outgoings is proportionally included in Village Fee. You are responsible for insuring your household contents and your personal effects.

### Can I rent out my home?

No. The villa or apartment is solely for use of the persons named as the occupants.

### What are my rights?

The ORA lists your rights. Of course, you also have the right to be treated with courtesy and respect, and you should complain if you are not. Both Wanaka Retirement Village operators and residents have obligations under the Code of Residents' Rights in this respect. If you have any concerns or complaints, we will do our best to resolve them with you informally; however there is also a formal complaints procedure. If satisfaction cannot be achieved through that complaints process within 20 working days, the matter can be escalated by lodging a Disputes Notice under the Retirement Villages Act 2003.

### What is a Statutory Supervisor?

It is an independent professional organisation (or person) approved by the Registrar of Retirement Villages, providing Occupation Right owners significant protection of their investment in Wanaka Retirement Village.

Statutory Supervisors provide a contact point and voice for residents. They conduct the annual general meeting and investigate complaints.

### PSO Retirement Villages Limited's Statutory Supervisor Service is provided by:

Covenant Trustee Services Ltd  
PO Box 4243, Shortland Street, Auckland 1015.

### What happens if I decide to leave the village?

Your ORA is terminated and a new one for your home is then sold on the open market to a new resident. You will receive the price you paid less the Deferred Management Fee (village contribution fee), any money due and any costs incurred in finding a new resident.

The Deferred Management Fee is a contribution towards costs such as roads, drainage, street lighting, maintenance of communal infrastructure, Village management and services. Specific details are in the ORA.

### Can a family trust own an ORA?

An ORA can only be issued in the names of the residents occupying the villa or apartment, although the funds used to acquire an ORA may be paid from a Family Trust. Any termination proceeds can also be paid to a Family Trust when you leave. You should discuss this with your solicitor.

### Can I bequeath my ORA to a family member?

The ORA is not transferable and automatically terminates when you leave the village.

### What happens to my home in a disaster?

Firstly, we will provide alternative accommodation for you if your home is not fit to live in. We have full replacement insurance for the buildings and infrastructure so will repair or replace your home to a design and standard equal or similar to that prior to the damage or destruction.

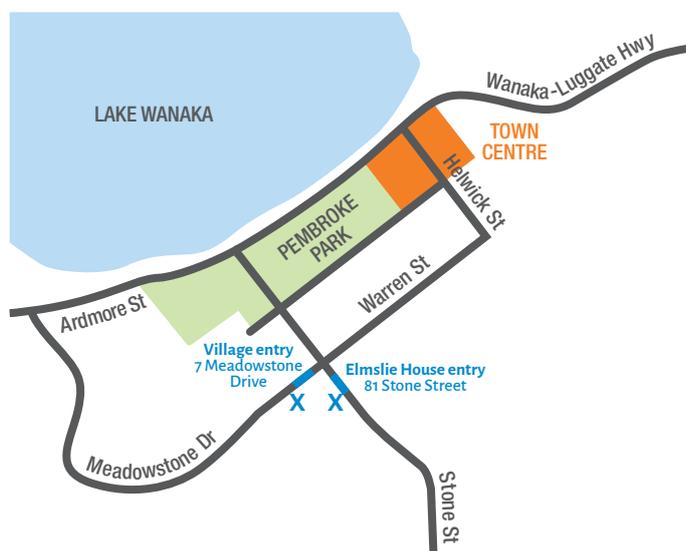
If your ORA is terminated because an event occurs where the Village can no longer operate, then you will receive the full amount you paid for that ORA. No deduction will be made for the Management Fee.

### You can find out more about living in a retirement village at these websites:

[www.cffc.govt.nz/retirement-villages](http://www.cffc.govt.nz/retirement-villages)

[www.retirementvillages.org.nz](http://www.retirementvillages.org.nz)





version 0102020

To view the property contact:

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Wanaka Retirement Village is a member of the  
New Zealand Retirement Villages Association.

